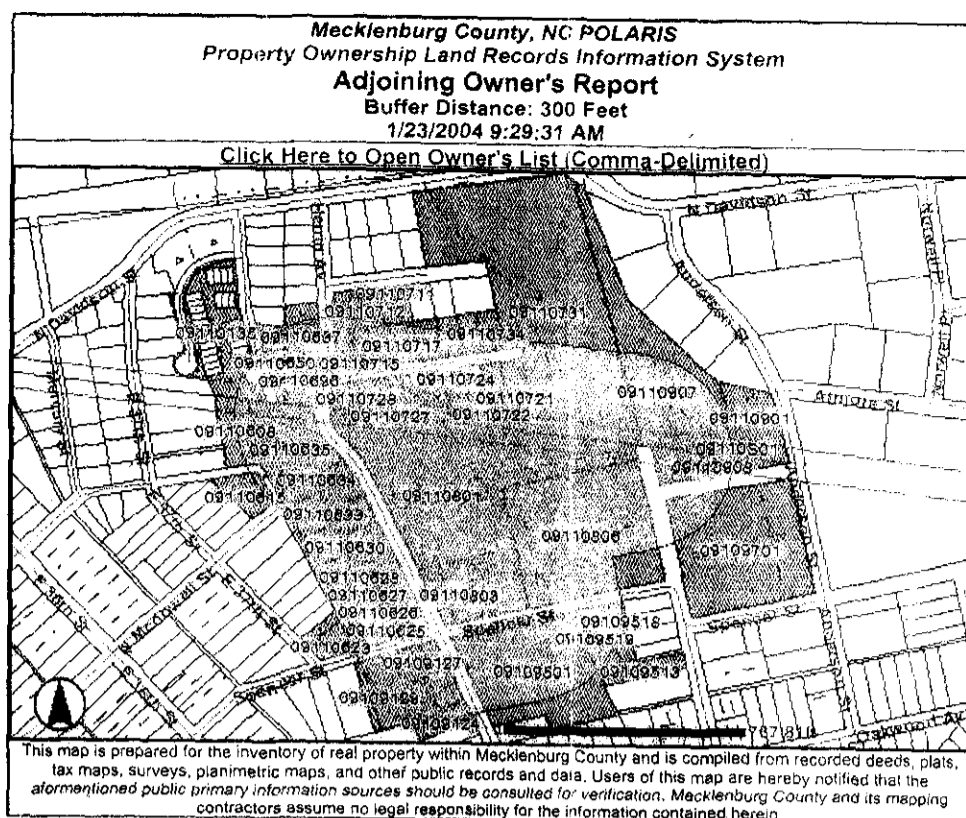


ADJOINING OWNER'S REPORT

Parcel ID	Owner Name	Mailing Address	City	State	ZIP	Legal Description	Deed Book	Deed Page	Land Area
00108124	JOHN TALLAM STEWART AND BETTY STEWART	916 HERRIN AVE	CHARLOTTE	NC	28205	LI LUM	02229	162	1.1
00109125	RONALD L RUSHEN AND BETH L RUSHEN	914 HERRIN AVE	CHARLOTTE	NC	28205	LI LUM	03391	166	1.1
00109126	WILFRED LEE DRY AND BETTY L DRY	910 HERRIN AVE	CHARLOTTE	NC	28205	LI UNREC HERRIN AVE	12229	159	1.1
00109127	ROBERT E ALAN	800 HERRIN AVE	CHARLOTTE	NC	28205	LI LUM	09771	117	1.1
00109128	CHRY M BURGESS AND VIRGINIA C BURGESS	3852 SPENCER ST	CHARLOTTE	NC	28205	LI UNREC SPENCER ST	03236	222	1.1
00109129	DORNE PENTON AND AVONNY FISHERMAN (NOW)	3909 YAKORN AV	CHARLOTTE	NC	28205	LI UNREC HERRIN AVE	10458	286	1.1
00109130	MECKLENBURG COUNTY	600 E 4TH ST	CHARLOTTE	NC	28202	NA (NORTH CHARLOTTE PARK)	08276	437	1.1
00109131	DAVID WILLIAM COMRAD	916 ACADEMY ST	CHARLOTTE	NC	28205	LI 2 1/2 95 30	12104	465	1.1
00109132	JAMES H SHAMBLIN	3442 SPENCER ST	CHARLOTTE	NC	28205	LI 1 1/2 95 30	09659	325	1.1
00109133	SHERIDAN VAND AND MANG THAO	682 SPENCER ST	CHARLOTTE	NC	28205	LI 1 1/2 95 30	08389	367	0.4
00109134	TOMMY HENRY STANLEY	PO BOX 5371	CHARLOTTE	NC	28226	LI 1 1/2 95 30	09714	303	0.4
00109135	OSCAR SHAWVER	PO BOX 5031	CHARLOTTE	NC	28226	LI 1 1/2 95 30	01913	165	0.4
00109136	RUBY CLOX AND BY MARR	415 N MCCOY DR	CHARLOTTE	NC	28205	LI 1 1/2 95 30	01630	359	0.4
00109137	LEANT WINTWORTH	88 CARLE BULTON LA	BUTLER	TN	37643	LI 1 1/2 95 30	11570	367	1.1
00109138	GARY PHILLIP AND BILGEMAM COLLEY	831 E 37TH ST	CHARLOTTE	NC	28205	LI 1 1/2 95 30	08812	116	1.1
00109139	GEORGE MOUSADAS	4253 RUSKIN ST	CHARLOTTE	NC	28205	LI 1 1/2 95 30	05416	130	1.1
00109140	BRYAN ERIC WILSON	800 HERRIN AVE	CHARLOTTE	NC	28205	LI 1 1/2 95 30	09091	658	1.1
00109141	FRED FRAZIER	PO BOX 801	MATTHEWS	NC	28105	LI 1 1/2 95 30	09226	654	1.1
00109142	MARILYN JEAN BULLOCK	872 HERRIN AVE	CHARLOTTE	NC	28205	LI 1 1/2 95 30	04269	418	1.1
00109143	JERRY DON HELMS AND PEGGY POWERS	8330 HICKORY DR	CHARLOTTE	NC	28215	LI 1 1/2 95 30	06586	346	1.1
00109144	CHRISTOPHER MARCUS HELMS	804 HERRIN AVE	CHARLOTTE	NC	28205	LI 1 1/2 95 30	05146	106	1.1
00109145	CHRISTOPHER MARCUS HELMS	804 HERRIN AVE	CHARLOTTE	NC	28205	LI 1 1/2 95 30	19020	64	1.1
00109146	RYAN MC SWAIN GREEN AND	603 SPRINGVIEW	CHARLOTTE	NC	28213	LI 1 1/2 95 30	04846	253	1.1
00109147	ALMETA E GRANT	750 HERRIN AVE	CHARLOTTE	NC	28205	LI 1 1/2 95 30	10646	118	1.1
00109148	JOHN WAYNE ADAMS	725 HERRIN AVE	CHARLOTTE	NC	28202	LI 1 1/2 95 30	08765	180	1.1
00109149	JOHN WAYNE ADAMS	900 W MORRIS ST	CHARLOTTE	NC	28202	LI 1 1/2 95 30	05885	421	1.1
00109150	JOHN WAYNE ADAMS	924 MALLARD CREEK DR NW	CHARLOTTE	NC	28262	LI 1 1/2 95 30	03309	311	0.4
00109151	ANDREAS MATTHEW AND CRISTEN WHITELAND	422 HERRIN AVE	CHARLOTTE	NC	28205	LI 1 1/2 95 30	12467	329	2.1
00109152	KAROLYN MOORE AND NICHOLAS MOORE	910 HERRIN AVE	CHARLOTTE	NC	28205	LI 1 1/2 95 30	14554	124	1.1
00109153	TRIST INVESTMENTS LLC	815 IDEWILD RD	CHARLOTTE	NC	28212	LI 1 1/2 95 30	11289	181	1.1
00109154	MICHELLE I KIRKIN	PATTERSON ST	CHARLOTTE	NC	28205	LI 1 1/2 95 30	16111	304	1.1
00109155	D & D HOLDING CO	1819 SANDS RD	CHARLOTTE	NC	28205	LI 1 1/2 95 30	12953	797	1.1
00109156	JOHN ANDREAS MATTHEW AND CRISTEN WHITELAND	418 HERRIN AVE	CHARLOTTE	NC	28205	LI 1 1/2 95 30	13467	329	1.1
00109157	CINDY GLENN	PO BOX 1207	FAIRVIEW	NC	28730	LI 1 1/2 95 30	10553	448	1.1
00109158	LEONARD C DOHERTY	655 PATTERSON ST	CHARLOTTE	NC	28205	LI 1 1/2 95 30	15776	58	1.1
00109159	LEONARD C DOHERTY	3504 WARP ST	CHARLOTTE	NC	28205	LI 1 1/2 95 30	04415	064	1.1
00109160	LEONARD C DOHERTY	3504 WARP ST	CHARLOTTE	NC	28205	LI 1 1/2 95 30	01934	456	1.1
00109161	DAVID LUSTER AND KELLY LEE DUNN	3501 CARD ST	CHARLOTTE	NC	28205	LI 1 1/2 95 30	14472	122	1.1
00109162	CARDYN L POOLE	624 GREENWOOD DR	CHARLOTTE	NC	28217	LI 1 1/2 95 30	10390	871	1.1
00109163	BARBARA M JOYCE AND JAMES E BRANCH	3513 CARD ST	CHARLOTTE	NC	28205	LI 1 1/2 95 30	13350	564	1.1
00109164	RIGOBERTO LOPEZ	3518 CARD ST	CHARLOTTE	NC	28205	LI 1 1/2 95 30	11021	381	1.1
00109165	CARL SR MCDONALD	41 WARREN TAYLORSVILLE	CHARLOTTE	NC	28205	LI 1 1/2 95 30	11124	509	1.1
00109166	JOHN SAMUEL AND MICHELLE LOCKLEAR CHALDRON	3531 CARD ST	CHARLOTTE	NC	28205	LI 1 1/2 95 30	08108	509	1.1
00109167	RYAN J MITCHELL AND ANDREA D MITCHELL	3535 CARD ST	CHARLOTTE	NC	28205	LI 1 1/2 95 30	14290	805	1.1
00109168	HARLEY WILLOUSHBY AND BY ENTIRETY	3542 CARD ST	CHARLOTTE	NC	28205	LI 1 1/2 95 30	03873	831	1.1
00109169	CAROL R REED	3538 CARD ST	CHARLOTTE	NC	28205	LI 1 1/2 95 30	10054	251	1.1
00109170	MALLEN ROBERTS	PO BOX 12034	CHARLOTTE	NC	28206	LI 1 1/2 95 30	14872	122	1.1
00109171	JAMES MICHAEL TREYON ST	2530 S TREYON ST	CHARLOTTE	NC	28203	LI 1 1/2 95 30	04418	109	1.1
00109172	BETTY SUE WILLIAMS	3524 CARD ST	CHARLOTTE	NC	28205	LI 1 1/2 95 30	03819	107	1.1
00109173	JAMES P BRANSON AND ALLEN D LEVINA BRANSON	632 AMANDA DR	MATTHEWS	NC	28105	LI 1 1/2 95 30	09396	180	1.1
00109174	DOROTHY B NEAL	PO BOX 48104	CHARLOTTE	NC	28226	LI 1 1/2 95 30	07081	419	1.1
00109175	DOROTHY B NEAL	PO BOX 48104	CHARLOTTE	NC	28226	LI 1 1/2 95 30	07081	419	1.1
00109176	DOUG LEVIN AND DAVID RANSEBERG	1815 SANDS RD NORTH	CHARLOTTE	NC	28210	NA	13590	66	7.8
00109177	DOUG LEVIN AND DAVID RANSEBERG	1815 SANDS RD NORTH	CHARLOTTE	NC	28210	NA	13590	66	7.8
00109178	RONALD A MC COMBE	114 EBECH ST NW	CONCORD	NC	28025	LI 1 1/2 95 30	10579	484	1.1
00109179	JAMES R MCDONALD AND MARGARET B MCDONALD	PO BOX 50138	CHARLOTTE	NC	28216	LI 1 1/2 95 30	07561	867	0.4
00109180	JAMES R MCDONALD AND MARGARET B MCDONALD	PO BOX 50138	CHARLOTTE	NC	28216	LI 1 1/2 95 30	08237	819	0.4
00109181	IBSON INDUSTRIAL SERVICES INC	PO BOX 30746	CHARLOTTE	NC	28216	LI 1 1/2 95 30	09165	027	0.1
00109182	IBSON INDUSTRIAL SERVICES INC	PO BOX 30746	CHARLOTTE	NC	28216	LI 1 1/2 95 30	09609	068	0.4
00109183	DOUG LEVIN AND DAVID RANSEBERG	1815 SANDS RD NORTH	CHARLOTTE	NC	28210	NA	13590	66	7.8
00109184	M & C W HERRIN	PO BOX 5281	CHARLOTTE	NC	28205	LI 1 1/2 95 30	02962	001	0.4
00109185	RICHARD W STHELFAHER	3028 FALLS DALE DR	CHARLOTTE	NC	28211	LI 1 1/2 95 30	07104	855	1.1
00109186	DOUGLAS W SOMERS AND DEANER A SNIES	532 MARSHING RD	CHARLOTTE	NC	28229	LI 1 1/2 95 30	04750	606	1.1
00109187	HILL A GEORGE AND GEORGE H WILSON	3514 SPENCER ST	CHARLOTTE	NC	28205	LI 1 1/2 95 30	11701	280	1.1
00109188	WILLIAM E WILSON	PO BOX 1069	CHARLOTTE	NC	28204	LI 1 1/2 95 30	03053	948	1.1
00109189	WILLIAM E WILSON	PO BOX 1069	CHARLOTTE	NC	28204	LI 1 1/2 95 30	14215	879	1.1



NoDa HERRIN TOWERS REZONING

FOR PUBLIC HEARING PETITION NO : 2004-42

Monday January 26, 2004
Revised: March 19, 2004

REQUESTED ZONING CHANGE
FROM: Industrial 1 & 2, "I1 & I2"
TO : MUDD-O (Mixed Use Development District - Optional)

Data and Notes:

- Size : 11.11 acres (483,951.6 S.F.)
- Present zoning : I1 & I2
- Proposed zoning : MUDD-O. MUDD-O has been chosen to allow the preservation of the two free standing existing buildings on site to be used as commercial / office.

Approximately 24,000 S.F. of two existing buildings will be preserved.

Existing Building One is 1st floor = 22,000 S.F.
2nd floor = 1,500 S.F.
Total = 23,500 S.F.
Existing Building Two is 600 S.F.

- Potential future additional building S.F. or additional units will comply with the parking requirements of MUDD-O.
- Existing parking : approximately 50 cars and trucks/trailers

6. Future required parking : per MUDD-O
Residential: 1 space per dwelling unit
All Other Uses: 1 space per 600 SF

6a. 8 home sites labeled "A": 3,000 SF minimum lot size with a minimum of one on-site parking space. 40' maximum height.

6b. 163 residential units (types "B" and "C") with 225 on site parking spaces. 50' maximum height.

6c. 40 residential units (type "D") with 72 garaged and on street parking spaces. 60' maximum height.

6d. 23,500 SF of existing building "One" with a maximum of 30 residential/office units with 30 on-site parking spaces.

6e. 600 SF of existing building "Two" with a minimum of one on-site parking space.

6f. Herra Avenue on street parking = 16 spaces.

6g. Spencer Street on street parking = 20 spaces.

6h. Academy Street on street parking = 23 spaces.

6i. Final parking count may vary per construction documents and permitting issues. However, the parking requirements will be met per MUDD-O.

6j. Maximum number of units = 242.

6k. On-site (327) and off site (59) parking spaces = 386.

6l. Ratio of parking spaces to units = 1.6

6m. Units per acre density = 21.8

6n. Signage is limited to building signage with no detached signs.

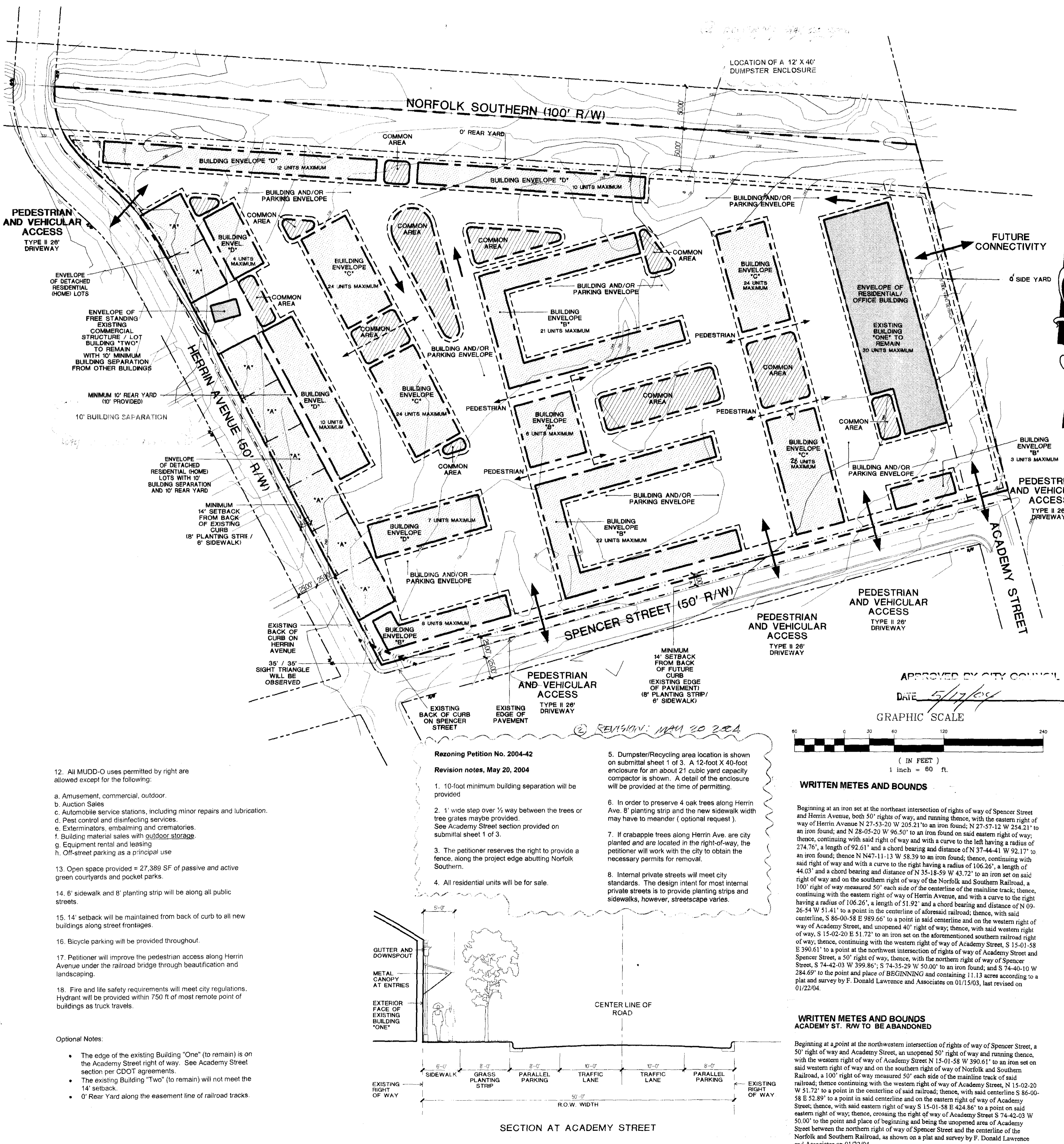
6o. Trash collection service will be on site dumpster or on site compactor, and recycling. Will meet section 12.403 (12' x 40' compactor is shown).

6p. Future on street parking per CDOT approval.

6q. Storm water requirements will meet city regulations. Note that most of the site is already impervious.

The petitioner shall coordinate with Charlotte Storm Water Services regarding the possibility of incorporating low impact development techniques to offset detention requirements.

The petitioner shall tie-into and have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide adequate detention to prevent this from occurring.



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- The edge of the existing Building "One" (to remain) is on the Academy Street right of way. See Academy Street section per CDOT agreements.
- The existing Building "Two" (to remain) will not meet the 14' setback.
- 0' Rear Yard along the easement line of railroad tracks.

Revising Petition No. 2

